

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 PARWAN ROAD MADDINGLEY VIC 3340

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$700,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$625,000	Property type	House	Suburb	Maddingley
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 INGLIS STREET MADDINGLEY VIC 3340	\$650,000	31-May-25
38 GRAHAM STREET BACCHUS MARSH VIC 3340	\$800,000	10-Sep-25
93 GISBORNE ROAD BACCHUS MARSH VIC 3340	\$760,000	18-Jun-25

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 January 2026

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**5 INGLIS STREET MADDINGLEY VIC 3340****\$650,000** Sold Date **31-May-25**

4 2 2

Distance **0.8km****38 GRAHAM STREET BACCHUS MARSH VIC 3340**

Sold Price

**\$800,000** Sold Date **10-Sep-25**

4 2 2

Distance **0.9km****93 GISBORNE ROAD BACCHUS MARSH VIC 3340**

Sold Price

**\$760,000** Sold Date **18-Jun-25**

4 1 2

Distance **2.43km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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